



**Planning Commission
February 24, 2015 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Danette Chimenti – Chair
Richard Hatfield
Alfonso Hernandez – Parliamentarian
Jeff Jack – Ex-Officio
Howard Lazarus – Ex-Officio

James Nortey
Stephen Oliver – Vice-Chair
Brian Roark
Jean Stevens – Secretary
Lesley Varghese
Nuria Zaragoza

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 10, 2015.

C. PUBLIC HEARING

1. Briefing:

Request: Update from City Legal on their interpretation of the code section regarding the Planning Commission's scope of responsibility on Land Development Code Sections 25-4-151 (Connectivity) and 25-4-153 (Block Length).

2. Plan Amendment:

NPA-2014-0016.01 - 2nd & Broadway
Location: 203 Broadway & 2901 E. 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: McAdam's Enterprise, LLC
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Single Family to Mixed Use land use
Staff Rec.: **Higher Density Single Family land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department

3. Rezoning:

C14-2014-0115 - 2nd & Broadway
Location: 203 Broadway & 2901 East 3rd Street, Colorado River Watershed, Govalle/Johnston Terrace Combined NPA
Owner/Applicant: McAdam's Enterprise, LLC
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-3-NP to GR-MU-CO-NP
Staff Rec.: **Recommendation of SF-5-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department

4. Rezoning:

C14-2014-0159 - Penick Drive Rezoning
Location: 5600-5722 Penick Drive, East Riverside Corridor Watershed, Country Club East NPA
Owner/Applicant: Greif Yount Partnership (Bill Greif)
Agent: Thrower Design (Ron Thrower)
Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU
Staff Rec.: **Recommendation of ERC-CO and to Designate ERC Regulating Plan Subdistrict of NMU**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Tonya Swartzendruber, 512-974-3462, tonya.swartzendruber@austintexas.gov; Planning and Development Review Department

5. **Rezoning:** **C14-2014-0182 - Moore's Crossing 7.9 Acre Rezone**
 Location: 7400 McAngus Road, Dry Creek East Watershed, Moore's Crossing Municipal Utility District
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: GR to SF-4A
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
6. **Rezoning:** **C14-2014-0187 - Moore's Crossing 1.5 Acre Rezone**
 Location: 7012 Elroy Road, Dry Creek East Watershed, Moore's Crossing Municipal Utility District
 Owner/Applicant: SR Development, Inc. (Bill Gurasich)
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: GR; SF-2 to MF-2
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2014-0176 - Cuellar Rezoning**
 Location: 617 Thrasher Lane, Country Club East Watershed, Montopolis NPA
 Owner/Applicant: Susan Garza, Naomi Cuellar Sanchez, Eddie Sanchez
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: SF-3-NP to SF-4A-NP
 Staff Rec.: **Recommended**
 Staff: Tori Haase, 512-974-7691, tori.haase@austintexas.gov; Planning & Development Review Department
8. **Rezoning:** **C14-2014-0111 - 4500 Speedway**
 Location: 4500 Speedway, Waller Creek Watershed, North Hyde Park NCCD, Hyde Park Neighborhood Plan
 Owner/Applicant: Navid Hoomanrad
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)
 Request: SF-3-NCCD-NP to NO-NCCD-NP
 Staff Rec.: **Recommended with Conditions**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov; Planning and Development Review Department

- 9. Rezoning: C14-2014-0171 - MLK Rezone**
 Location: 2927 E. Martin Luther King Blvd., Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Amos 413 Ventures, LLC (Jonathan Klaus)
 Agent: Perales Engineering (Jerry Perales)
 Request: SF-3-NP to SF-6-NP
 Staff Rec.: **Recommendation of SF-5-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov; Planning and Development Review Department
- 10. Final Plat - Amended Plat: C8-2015-0014.0A - Norwood Park Lots 3 & 6 Block A Second Resubdivision of Lot 3 Replat; Amended Plat**
 Location: 7815 Clock Tower Drive, Buttermilk Branch Watershed, Heritage Hills NPA
 Owner/Applicant: LDG Development, LLC (Justin Mabey)
 Agent: AJ Ghaddar, PE & Associates (Marco Castaneda)
 Request: Approval of the Norwood Park Lots 3 & 6 Block A Second Resubdivision of Lot 3 Replat; Amended Plat composed of 2 lots on 2.180 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat - Resubdivision: C8-2015-0018.0A - Lincoln Place**
 Location: 2308 Coronado Street, Boggy Creek Watershed, Central East Austin NPA
 Owner/Applicant: Caledonia Properties (Seonaid & Jeff MacDonald)
 Agent: Austin Civil Engineering, Inc. (Shauna Martinich)
 Request: Approval of Lincoln Place composed of 1 lot on 0.28 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat - Without Preliminary: C8-2015-0022.0A - Oden Hughes Pleasant Valley**
 Location: 1500 South Pleasant Valley Road, Lady Bird Lake Watershed, ERC NPA
 Owner/Applicant: Colin Brothers
 Agent: Big Red Dog Engineering Consulting (Jerrett Daw)
 Request: Approval of Oden Hughes Pleasant Valley composed of 1 lot on 4 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 13. Final Plat:** **C8-2015-0020.0A - Boulevard City Homes**
 Location: 2505 Bluebonnet Lane, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Boulevard City Homes LP (Jared Gossett)
 Agent: Vickrey & Associates (Andrew Dodson)
 Request: Approval of Boulevard City Homes composed of 1 lot on 1.05 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat - Resubdivision:** **C8-2015-0019.0A - Final Plat of 3202 Clawson Road**
 Location: 3202 Clawson Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Little City Lending LLC (Jerald Kolarik)
 Agent: Permit Partners LLC (David Cancialosi)
 Request: Approval of the Final Plat of 3202 Clawson Road composed of 4 lots on 0.97 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision:** **C8-2015-0017.0A - Shoalmont Addition; Resubdivision of East 140 feet of Lot 1 and East 140 feet of Lot 2 Block 6**
 Location: 5400 Shoalwood Avenue, Shoal Creek Watershed, Allandale NPA
 Owner/Applicant: David Whitworth Development Company (David Whitworth)
 Agent: David Whitworth Development Company (David Whitworth)
 Request: Approval of the Shoalmont Addition; Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of Lot 2 Block 6 composed of 2 lots on 0.322 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat:** **C8-2015-0013.0A - 2001 Melridge Place**
 Location: 2001 Melridge Place, Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Carole Stromberg
 Agent: Hector Avila
 Request: Approval of 2001 Melridge Place composed of 3 lots on 0.602 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 17. Final Plat:** **C8-2015-0016.0A - Texas Truck & Trailer**
 Location: 9607 North IH 35 Service Road Northbound, Little Walnut Creek Watershed, Windsor Hills NPA
 Owner/Applicant: Noble Surveying & Engineering
 Agent: Noble Surveying & Engineering (Reece Whitley)
 Request: Approval of Texas Truck & Trailer composed of 2 lots on 1.89 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 18. Final Plat:** **C8-2015-0023.0A - Sellstrom-Spear Addition; Resubdivision of Lot A**
 Location: 2617 Pecos Street, Taylor Slough South Watershed, West Austin
 Neighborhood Group NPA
 Owner/Applicant: Brad Compere
 Agent: Big Red Dog Engineering (Aaron Bourgeois)
 Request: Approval of the Sellstrom-Spear Addition; Resubdivision of Lot A
 composed of 2 lots on 1.06 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Site Plan - Variance:** **SPC-2014-0175A - Red Bluff Hotel**
 Location: 4701 Red Bluff Road, Lady Bird Lake Watershed, Govalle/Johnston Terrace
 Combined NPA
 Owner/Applicant: Red Bluff Partners, LLC (Jordan Ford)
 Agent: Big Red Dog Engineering (Ricardo de Camps)
 Request: Approval for a variance from the Waterfront Overlay, Section 25-2-
 721(B)(1), which prohibits parking areas and structures within the primary
 setback.
 Staff Rec.: **Recommended**
 Staff: Michael Simmons-Smith, 512-974-1225, michael.simmons-smith@austintexas.gov;
 Planning and Development Review Department

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.